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THE CITY OF CLAREMONT
INITIAL HOUSING ELEMENT

Claremont.

ADOPTED BY CITY COUNCIL 11-22-71

CHAPTER VIII OF GENERAL PLAN

*City planning
Housing*

Claremont

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THE CITY OF CLAREMONT

INITIAL HOUSING ELEMENT

ADOPTED BY CITY COUNCIL 11-25-77
CHAPTER VIII OF GENERAL PLAN
CLAREMONT

VIII. HOUSING

Claremont is a community not yet faced with severe housing problems but is a part of a larger region which is beginning to be confronted with such problems. Claremont's housing stock is in very good condition being primarily less than twenty years old and well maintained. The community contains a wide range of housing types and values. It presently houses large numbers of two special groups -- retired people and college students and personnel -- while serving as a bedroom for most of its residents who commute to employment centers elsewhere.

The community has, in the past, initiated many programs to retain and to expand its good housing stock. The Housing Element will build on this past action by establishing a set of goals and a set of policies which will encourage and maintain a quality environment, while providing sound housing for all members of the community.

This initial Housing Element is Claremont's first statement of policy and establishment of program in the housing field. It is preliminary and is only as definitive as current available data allows.

1. Housing Stock

Condition

Nearly all of Claremont's housing stock is in sound condition and of good or better appearance (see: Problems and Needs Sections for results of condition survey). With the exception of the areas surrounding the Village, most housing was built after 1950, with the majority of units constructed in the early 1960's. Maintenance standards are generally high and most neighborhoods indicated great pride in the exterior appearance of the homes.

Types and Values

Claremont contains a wide range of housing, from single rooms and studio apartments to condominiums and very large single family homes. Twenty percent of the housing is multiple family with the remaining 80 percent single family. (This does not include group quarters, such as dormitories or convalescent housing.) The 1970 Census indicates housing values range from approximately \$5,000 to more than \$100,000 (the median value was \$29,110). Rents ranged in 1970 from less than \$40/mo. to more than \$300 (the median rental was approximately \$133). Available housing in the Fall of 1971, i.e. currently on the market, ranges from \$14,000 to \$150,000 with the largest number of houses, 66, in the \$30,000 to \$40,000 range. Available 1971 rentals range from \$75 to \$350.

2. Special Housing

Although the majority of the community's housing is for families, there is a large amount of housing for two special groups -- retired persons and students -- with lower than average incomes. Claremont currently has 30% of its total property tax exempt, the Colleges and various facilities for the retired. These sites are

presently housing 3452 students (3278 undergraduates, 58 single graduate students, and 41 graduate families, plus 75 School of Theology families) and 757 retired persons. These represent 17.6% of the current total population. In addition, there are 366 retired persons living in other private complexes (not tax exempt), approximately 1350 other retired persons and 400 full-time students living in the community. This represents 2116 or 8.9% of the populace. The community is housing a total of 6325 adult student and retired population or 26.5% of the total population.

In addition to the large numbers of students and retired persons who are being subsidized to some extent by tax exemption, Claremont has several other private programs:

- 150 HUD FHA Section 236 rental units were recently completed. These contain two and three bedroom units and represent 2.2% of the total housing units in the City.
- Other programs have been undertaken by the Claremont Civic Housing Association, the Claremont Intercultural Council, and Our Lady of Assumption Church to provide housing and renovation loans to low-income minority groups.

3. Future Development

The adopted Land Use Element of this Plan proposes 60 to 65 percent of the total community be devoted to sites for housing with a variety from low density single family to medium density multiple family housing. There are presently proposed 4604 acres of new single family housing (3760 ac. in the hillsides), 113 ac. of new low density multiple family housing, 26 ac. of new medium density multiple family housing, 25 ac. of new transient housing (motels), and 169+ ac. of future college construction, which will include housing facilities for more than 2000 students. Densities will range from .5 du/ac. in the hillsides to 20 du/ac.

The community's major goals, stated elsewhere in this Plan and directly related to housing, include: (1) maintenance of Claremont's unique physical and social character, (2) encouragement of creative solutions to new residential development which provide more physical, economic, and social variety and mixture, (3) development of an open space network to link new residences with schools and parks and to conserve natural areas in the foothills, and (4) extension of current design control and beautification programs into new areas. We cannot ask the community to ignore all other goals in preference to one. Objectives for housing must be met within the confines of sound general planning for the total community within moral responsibilities as well as economic soundness.

The community has the responsibility to solve its own problems and to solve them well; mediocre solutions only add to the problem. This community has the intellectual and economic resources to find the best solutions for itself. The provision of "rooms," of "shelter" for human beings is no solution; a decent home in a good environment is indeed the only solution for all of Claremont's citizens.

PROBLEMS AND NEEDS

American cities in the past have tended to create tracts, or islands, of land for lower income housing which have often become economic and racial ghettos. One way to avoid this condition is to encourage neighborhoods that offer a mix of homes serving several economic levels. Here in Claremont we have an area that partially qualifies as an example of such a neighborhood, the "Historical Claremont" section. The principal difference being that it developed, not by careful planning, but over the years, by the good sense and good will of its citizens. Proof of the success of this concept lies in the fact that today this area of the City is widely looked upon as a desirable place in which to live, and in spite of the fact that a high percentage of the houses are over 40 years old, the homes maintain a high dollar value, and a near zero vacancy factor.

It is possible to make only a preliminary identification and list of housing problems and needs at this time due to a lack of information. The next phase of the Housing Element will refine this identification by use of Census information and in-depth studies.

1. High Cost of Family Housing

While Claremont has the highest median family income in the Pomona Valley -- in 1959, \$8,188, and estimated for 1970 to be approximately \$14,000 -- there are substantial numbers of residents whose incomes fall in low ranges. In 1960 10.9% of Claremont's residents had incomes below \$3,000. The current income breakdown is not known, nor is it known who is in the low categories, i.e., whether they are primarily students and elderly or include other families.

To place the regional need for housing for low and moderate income families in proper perspective, it should be noted that as part of the prolonged slump in residential construction, an absolute shortage of housing has existed in the low and middle income ranges. For example, in the San Gabriel Valley submarket as of April 1, 1969, available vacant units for sale constituted only 1.1 percent of the total owner occupied houses. The vacancy rate for rental units was higher -- 4.9 percent, reflecting a weaker demand for such units. However, both vacancy rates have declined significantly from the 1966 rates of 3.1 percent for vacant units for sale and 10.4 percent for rental housing.

Recent data on houses offered for sale in Claremont tend to corroborate the low homeowner vacancy rate, which has, however, risen in the past year in the over \$30,000 range. On November 10, 1969, 86 houses were offered for sale through the Multiple Listing Service in Claremont. This number is equivalent to approximately 1.5 percent of the Claremont single family housing inventory. Of further interest is the distribution by price range of houses which were offered for sale, which was as follows:

<u>Price Range</u>	<u>Quantity Available</u>
\$ 15,000 - 20,000	8
20,000 - 30,000	16
30,000 - 40,000	36
40,000 - 50,000	16
50,000 - 175,000	<u>10</u>
TOTAL	86

The same data gathered in September of 1971 indicates 175 homes for sale, a 100% increase. This increase is apparently due to unemployment in the aerospace industry.

<u>Price Range</u>	<u>Quantity Available</u>
\$ 15,000	1
15,000 - 20,000	15
20,000 - 25,000	14
25,000 - 30,000	26
30,000 - 40,000	66
40,000 - 50,000	32
50,000 - 175,000	<u>21</u>
TOTAL	175

No current data on rental unit vacancy rates is available. In the past there have been few rentals available and the vacancy rate was very low. In recent months, however, the addition of some 241 units has greatly changed this situation. The FHA Section 236 units, for example, are filling very slowly.

Both sales and rentals in Claremont are only available to families earning more than approximately \$6,500 for sales or \$5,000 for rentals. However, few were available under \$20,000 sales or \$150 rentals (except the FHA Section 236 units). These housing costs require an income of at least \$8,000, as indicated in the following table:

INCOME RANGES AND AFFORDABLE HOUSING

	<u>Income Range (per year)</u>	<u>Rent(25% of Gross Mo. Income)</u>	<u>Sales (2½ Annual Income)</u>
Poverty	(up to \$2,999)	up to \$62.50	up to \$7,500
Low	(\$ 3,000 - 4,999)	\$ 62.50 - 104.25	\$ 7,500 - 12,500
Lower Middle	(5,000 - 9,999)	104.25 - 208.25	12,500 - 25,000
Middle	(10,000 - 14,999)	208.25 - 312.50	25,000 - 37,500
Upper Middle	(15,000 - 19,999)	312.50 - 416.75	37,500 - 50,000
Upper	(20,000 and up)	416.75 +	50,000 +

There is a greater demand for, than supply of, many kinds of family housing in Claremont in a low and moderate cost range, both sales and rental. While adequate information is not yet

available as to the sources of the demand, it is known that there are many persons employed in the community who do not live here. Since Claremont is an integral part of a large region which contains a wide range of housing choice it is very possible that, for various reasons, many choose to live elsewhere and are still close to their employment. If, however, there are those who work in the community who desire to live near their employment, such housing in a moderate or low cost range is not widely available. A survey made in 1970 by the Department of Planning and Community Development of three large employers revealed that many of their employees live elsewhere:

	% of employees living in City	No.
Claremont Colleges	55%	1019
Claremont Unified School District	55%	300
City of Claremont	29%	36

Of the College employees, some 68 staff members indicated that they would like to live in the City; 51% of these have incomes under \$10,000 indicating they can afford homes under \$25,000 or \$208/mo. rental.

The charge is often made that City and School District employees cannot afford new housing in Claremont and to a great extent this is true of the market of the last few years. It is estimated that the "average" City and School non-certified employee earns \$7,000/yr., the average policeman and fireman earns \$10,000/yr., and the average teacher earns \$12,000.

All new single-family housing built in the last 5 years has exceeded \$25,000 in cost and most has exceeded \$35,000, thus designed for incomes exceeding \$14,000.

One factor influencing the high cost of housing is the cost of land relative to other communities in the region. (The foothill communities generally reflect a more desirable location with higher land prices.) Undeveloped land in the northern sections of Claremont is currently estimated at \$8,000-\$11,000 an acre.

New apartment units under construction currently have a wide range of costs. These include, of course, the Claremont Village Commons (150 units) financed under the FHA 236 program for moderate income families. The other new (75) units have rates from \$175 for bachelor apartments to \$250 for 2 bedroom units. These require approximate incomes from \$9,000 to \$12,000 -- singles or small families.

One further aspect of the high cost of housing is over-allocation of the family budget for housing, i.e. more than 25% as a general rule. Further information should be gathered at all income and housing ranges since this can be a problem for moderate and higher incomes (although not as serious), as well as for low incomes. Unemployment in the region is an additional factor.

It appears that any discrimination in the community is primarily economic rather than racial. In 1960 Claremont had 95 citizens of minority races (not including Mexican-Americans) and in 1970 this number has increased to 928. These numbers included 16 Negroes in 1960 and 353 in 1970. The minority groups are rather widely dispersed throughout the community at present.

Census Tract	Negroes	Other Non-White
4002	9	15
4017	2	9
4018	77	88
4019.01	121	155
4019.02	53	137
4020	87	150
	349*	554*

* - Others suppressed data by Census

The Census does not include a breakdown of Mexican-Americans who are an important sub-group in the community but the Department of Planning and Community Development estimates approximately 3% of the total population, or 700 persons, are in this group.

2. Special Housing

Students

The Claremont Colleges and the School of Theology have total full-time enrollments of approximately 4500 students. There is a great lack of housing in the City, near campus, which students can afford. At the present time, according to College records, approximately 1000 full-time students are living off-campus, some 600 of these outside of Claremont. There is every indication that there will continue to be approximately 10% or 400 undergraduate students (240 more, if future colleges have the same policy) and nearly all graduate students living off-campus.

The major need for student housing is for small apartment units at low to moderate cost. Most new units built in recent years, however, have rentals in excess of \$150.

Retired

It is impossible at this time to project the housing demands of retired persons. Their housing needs and problems, however, are similar to those of students -- lack of small units at a low to moderate cost and near the services they require.

3. Deteriorating and Substandard Units

The special exterior Housing Survey completed in 1969 revealed that out of a total of 5484 structures, 5445 were found to be in

sound condition and of good appearance, 29 were found deteriorating and 10 substandard. In addition, 11 deteriorating and 13 substandard accessory buildings were located.

Information is not yet available from the 1970 Census on condition, however, Census data indicates 194 dwelling units, 2.8% of the total, with 1.01 or more persons per room, and 52 units with 1.51 or more persons per room. The Bureau of the Census uses both figures as indications of overcrowding but certainly the latter figure is a definite indicator. There are 28 persons living in overcrowded units (1.01+ persons/room) which are lacking some plumbing facilities.

Information is not yet available as to the exact location of the overcrowded units nor the circumstances of the residents of these and the deteriorating and substandard units.

Twenty-two housing units have been demolished or relocated since 1968 due to rehabilitation action or private redevelopment of sites.

4. Environmental Deficiencies

Potential Decline of Neighborhoods

Although Claremont's housing is generally in very good condition, the Housing Survey completed in 1969 indicated certain neighborhoods which were designated "surveillance neighborhoods". The housing in these areas is in generally sound condition, however, for various reasons the neighborhoods show signs of potential decline. Some of these reasons include: age of structures, lack of maintenance of a few houses and yards, high transiency rate or vacancy of houses, and socio-economic factors including lack of money for maintenance, different life styles, etc. These neighborhoods include: Southeast Claremont, Arbol Verde, "West Barrio", and Historical Claremont. However, other areas might now be added, including the Southwest section and the Claremont Vista neighborhood.

There are some special considerations in the Village area of Claremont. Here the problem is one of maintaining the desired architectural and historic quality of the Historic Claremont Neighborhood without incurring either dilapidation or extensive conversions to higher density residential use.

Other Environmental Problems

Some of the other problems related to housing and the living environment, and discussed elsewhere in this Plan, include lack of usable open space, monotonous subdivisions, immature landscaping, hillside development which does not conserve natural topography and vegetation, and traffic circulation through neighborhoods.

5. Lack of Housing Choice

At the present time choice of housing type for Claremont's citizens

is nearly entirely limited to traditional housing -- single family detached houses, each on its own lot, or garden apartments. There are a limited number of condominium, or similar type units. There is no "cluster" single family development and, except for the natural development of the Historical Claremont Neighborhood, no mixture of housing types -- single family detached, patio house, town house, apartment -- in a unified development. Members of the community are limited to traditional housing types and architectural styles.

6. Regional Housing Problems

The Southern California Association of Governments and L. A. County estimate the need for 541,000 housing units, primarily low and moderate income, in the next five years, 1970-75, in Los Angeles County alone. Los Angeles County Regional Planning has projected the need for 54,000 of these units in the East San Gabriel Valley. These projections are based on need due to replacement of displaced families, substandard units, and population growth. If the community felt that it should share the responsibility, a simple pro-rata share of this need would be approximately 375 units or 75 per year. However, the need for low and moderate income housing should be based on other factors than simple pro-ration. Criteria including transportation, employment opportunities, local cost conditions, and community facilities and obligations must be considered.

OBSTACLES

Obstacles to the solution of the problems stated in the previous section include many that are outside of the capabilities of the local community to solve. These include: housing industry constraints (technology, union resistance to change, costs); financing constraints (money shortage, institution resistance to change, lack of investment funds); tax constraints (property tax, present methods of depreciation); market constraints (mobility, housing preferences, bias against certain housing); and socio-economic constraints (employment and income, racial and ethnic prejudices, demography).

1. Lack of Current Information

This is the largest obstacle to solving any of the housing problems. When additional 1970 Census data are distributed, within the coming year, good information will be available for small area analysis and study of both local and regional problems and needs.

For example, vital questions which cannot be answered right now:

- How many elderly live in Claremont?
- What are income ranges of all citizens?
- How many people are overcrowded?
- How many are paying too much?
- What are needs of entire region?
- How many low-income people living in Claremont are also elderly or students? Who are others and what are their housing conditions?

Also necessary are some surveys to gain information not available through the Census.

2. Conflict among Goals

Obstacles to the solution of several of the problems arise from conflict among community goals and among the problems themselves.

For example, one way to reduce the high cost of land (although this will only marginally reduce the cost of the total housing package) is to increase the density by allowing smaller lot sizes. This solution may conflict with solving the problems of monotonous subdivisions, lack of usable open space, and over-population.

While residents may be concerned for the housing problems of their fellows they are also concerned with the protection of current property values and not increasing their financial burdens.

The priorities among various of these goals must be examined carefully during the analysis phase of the Housing Element and established as part of the plan formulation.

3. Lack of Public Funds (Local, State, and Federal)

Public capital expenditures can be made for actual construction of housing in larger communities, but for smaller communities expenditures for parks, planting, streets, utilities, etc. can encourage private investment and also encourage neighborhood identity and pride.

Claremont has a limited tax base and a high tax rate which makes the provision of adequate services and facilities increasingly difficult. The total assessed valuation was \$67,653,520 in 1970-71 but with 30% tax exempt properties the net valuation was \$46,856,000 or approximately \$1886/capita. The 1970-71 total property tax rate was \$14.1127, one of the highest in Los Angeles County. The taxpayers have denied several municipal and school bond issues in recent years and the community does not appear willing to increase its tax burden for either capital outlay or operating expense (the most recent school increase did pass). Public funds are certainly not available for any public effort in housing construction; private effort is the only feasible method. (Private groups may also be in poor financial positions to deal with housing problems, e.g. the Colleges recently have appeared unwilling to assist in the construction of student non-dormitory housing.)

Not only are local funds lacking, but funds are not readily available from the state or federal governments. Those communities encouraging or accepting low and moderate income housing are receiving no compensation from those governments for the added service load. A community in Claremont's fiscal situation is hard pressed to provide the additional facilities (schools, parks, etc.) necessary to serve such new housing regardless of its cost.

A further obstacle to the solution of the stated housing problems, also involving lack of public funds, concerns funding for planning activities. Staff and materials necessary to exert a good housing planning effort require more funds than many small communities can afford to allocate.

4. Conflict with Local Development and Construction Standards

Local standards, such as Zoning Code, Subdivision Code, and Building Code, may be related to housing problems in several ways: they may inhibit flexibility, raise costs, require minimum rehabilitation levels, etc.

The Zoning Code allocates placement, density and development standards of housing. Requirements may be too rigid or outdated and tend to inhibit innovative approaches to housing of all types.

The Subdivision Code regulates the improvements required on the land to construct housing. Such requirements have substantial effect on cost and land development patterns.

The Building Code regulates construction materials and methods. These regulations may inhibit new technological advances, and construction savings.

OBJECTIVES

The major objective of the City of Claremont is to further enhance the community's quality living environment, by maintaining existing neighborhoods, encouraging diversity of new housing in good environments, and providing the best possible housing for all residents, present and future. More specific objectives are:

- a. To make housing open to all, regardless of age, race, creed or color, to encourage balanced neighborhoods.
- b. To maintain and improve existing neighborhoods and housing in order to provide healthy, safe, and attractive living environments.
- c. To require that all housing units be served by adequate community facilities and services.
- d. To provide sites for new housing to continue a variety of housing types offering a broad range of housing choice -- for a wide range of family sizes, types and economic capabilities. The housing shall include: multiple-family apartments, town houses, attached and detached single-family homes -- in cluster developments and individual lots.
- e. To encourage all neighborhoods to promote neighborhood identity and function as civic, social, and recreation sub-units of the community, while still maintaining identity with the community as a whole.
- f. To encourage good design of housing and living environments.
- g. To promote mutual cooperation among all regional agencies, public and private, to identify and assist in solving the housing problems of Southern California.

Strategies for Achieving Objectives:

- a. Residential densities have an obvious effect on housing types. Careful consideration should be given to the densities indicated on the General Plan Map and zone changes to higher densities than indicated should be discouraged. A balance should be maintained between development densities and availability/capacity of transportation and community facilities. No density increases or use changes should be allowed prior to realization of this balance.

Housing densities as indicated on the General Plan Map are defined as follows:

<u>Density (number)</u>	<u>D.U./ac.</u>	<u>Location Criteria</u>
Medium m-f (6)	15-20	Near Village w/public transportation, access to major commercial center,

<u>Density (number)</u>	<u>D.U./ac.</u>	<u>Location Criteria</u>
		employment and all community facilities, (including schools, parks, churches, medical care, libraries, etc.)
Low-medium m-f (6)	10-15	Adjacent to major commercial center, major transportation arteries, and community facilities.
Low m-f (5)	6-10	Adjacent to commercial center, primary transportation arteries, and community facilities.
Medium s-f (4,7)	2- 6	Served by primary transportation arteries, commercial facilities and community facilities, especially schools.
Low-medium s-f (3)	1- 2	Hillside areas with moderate slope and fair access to neighborhood commercial and community facilities.
Low s-f (1,2)	1 or less	Hillside areas with greater slope and more remote from commercial and community facilities.

- b. Housing in hillside areas should be limited by considerations of safety, access, available public facilities and services, and open space. Clustered development should be encouraged to minimize overall grading, preserve the natural terrain and maximize open space.
- c. The use of planned residential development should be encouraged.
- d. Multiple-family developments should be designed and constructed to be in "human scale" with adequate open space and facilities for residents.
- e. Any development, especially multiple-family developments, specifically designed for special groups, such as senior citizens, students, or other low and moderate income households, should include provision for any special needs of such groups, for example, social services, child care and family and home management. Such complexes should be small and located in optimum relationship to community facilities in all sections of the City where reasonable. Criteria for such developments should include sites which: (1) are dispersed in location, (2) contain fewer than 50 d.u., and (3) are located immediately adjacent to most community facilities, shopping, and transportation (based on density location criteria above). There are a number of possible sites which meet these criteria.
- f. Citizens should be encouraged to involve themselves in the identification and solution of housing and neighborhood problems.

- g. Where appropriate, rehabilitation of older residential areas should be encouraged. Older areas (indicated on the map) not suitable for rehabilitation should be redeveloped with medium or low-medium density housing or other uses indicated on the map.
- h. Any Claremont resident displaced by public improvements, redevelopment or rehabilitation should be assisted in locating adequate housing.
- i. Full information on any proposed housing development, to include number of units, size, number of bedrooms, prospective resident type, recreational facilities, financing, etc., should be provided by the developer in the initial stage of presentation so that the City may properly plan for necessary facilities and services.

PLANNING PROGRAM

1. Previous Planning Activities

During the past few years Claremont has completed the planning and design of many housing and housing-related programs.

General Plan Revision

The Land Use, Circulation, Public Facilities, Recreation and Open Space Elements plus a Special Problem Areas Report and Regional Economic Analysis were adopted in January 1970. The Urban Design, Public Buildings, and Conservation and Safety Elements plus the Appendix were adopted in December 1970. Remaining Sections, in addition to this Housing Element, are Public Utilities and part of Natural Resources.

A preliminary part of the General Plan revision was a Goals Survey made of all Claremont residents. Some of the survey questions involved housing and the following results were received:

- Claremont should insist on a quality environment for living, one which will give a daily uplift to the citizenry and visitors alike, making Claremont a delightful place to be.

(rating of 1 to 5 - disapprove strongly to approve strongly)
Average rating 4.63

- Offer a wide variety of housing types to meet the needs of differing age groups, family sizes and income levels.

Average rating 4.05

- Should the City zone areas for taxable student housing off campus?

Yes = 77.9% No = 22.1%

The relationships among all elements were under constant discussion. The Land Use Element provides for a wide range of residential uses and a new concept for diversity of types and sizes of housing in desirable open space environment. As mentioned in the introduction, the Plan provides sites for a wide range of housing types.

Housing Studies

The General Plan Work Group and the Planning Commission have been studying housing for approximately two years. A housing report was prepared by our economic consultants as part of the Plan studies. An extensive collection of preliminary material was presented by the Planning staff and studied by the two groups. Several housing experts and others have appeared before the Work Group, including: Charles R. LeMenager, Director of the California Department of Housing and Community Development; Dr. Walter Cobb, Housing Consultant to the L. A. County Human Relations Commission; Jay Harber, Housing Opportunities

Center; Donald Blubaugh, Deputy City Manager, Palm Springs; David Peterson, Development Research Associates.

Residential Unit Development Ordinance

A new ordinance was adopted in July 1971 to promote implementation of the residential concept advanced in the General Plan. The ordinance incorporates an Open Space Density Bonus provision which encourages a diversity of housing types, usable open space, clustering, and innovative design by allowing a density incentive beyond the base density.

Land Use Survey

A comprehensive Land Use Survey was completed in 1968 and has been revised annually. This includes an inventory of developed land by use, of vacant land, and a dwelling unit count, and analysis.

Historical Claremont Ordinance

The "Old Claremont" neighborhood was studied and an ordinance adopted which has as its purpose the preservation of the neighborhood and its sound housing, and encouragement of compatible new housing.

Housing Survey

A survey of housing condition was conducted in 1969. Based on exterior examination, deteriorating and unsound structures were identified and housing and neighborhoods were classified by condition.

Rehabilitation Board

State rehabilitation laws and procedures were studied and the City Council constituted itself as the Rehabilitation Appeals Board as recommended by the study.

Student Housing

City and College planning staffs cooperated in the collection and analysis of data concerning the problems and needs of student housing. The College Planner proceeded with a recommendation to the Colleges for the provision of student housing.

Environmental Resources Task Force

A citizens' task force appointed by the City Council made a comprehensive study and analysis of all aspects of the community environment. The Task Force's 200 page report, with recommendations for action, was presented to the Council in June 1971. Recommendations included the subjects of land use and development, density, conservation of natural resources, etc.

1970 Census Data

Initial analysis has been made of the First Count data of the 1970 Census.

Code Revision

Total revision of the Zoning Code and substantial revision of the Subdivision Code has begun. Completion is projected for Fall, 1971.

Claremont Committee of the Pomona Valley Council of Churches Housing Committee

An ecumenical church group in Claremont has organized for the purpose of investigating housing programs and projects which it might sponsor. This group has met several times with some technical assistance from the City staff and County Human Relations Commission staff.

Capital Improvements Budget

A citizen's Capital Improvements Committee conducted in depth studies during 1968 on desirable capital improvements.

A Six-Year Capital Improvements Budget has been adopted by the City and is reviewed annually.

2. Future Planning Program

Planning activities to form a total housing planning program are projected for the next year to include:

Study and Design of Housing Office Function

Study will begin immediately on establishing a Housing Office function within the Department of Planning and Community Development. See: Possible Implementation Programs for further description.

Collection and Analysis of Housing Data

The following data will be compiled and analyzed:

Population and Households

A. Basic Population Characteristics

- age
- sex
- national origin
- marital status
- employment status
- non-white - Negro
- non-white - Other

B. Educational Attainment

C. Personal Income (family & individual)

D. Households

- type of household

- children
- characteristics of head of household
- percent of income spent on rent or mortgage
- tenure of household in dwelling unit
- size of household
- "space needs" of household
- place of employment

E. Migration, Mobility and Population Change

- size
- inter-city changes
- intra-city changes
- social mobility
- components of population change

Housing, Neighborhood, Community

A. Housing or Dwelling Unit Data

- occupancy
- vacancy
- tenure (rent/own)
- condition
- value (payments/rental)
- supply or stock
- overcrowding
- size and type
- age
- facilities
- type of construction - to update inventory

B. Environmental Conditions, Neighborhood Facilities and Organizations

- physical, environmental conditions
- design factors
- recreation facilities
- cultural facilities
- religious institutions
- parks, playgrounds, tot-lots, etc.
- community organizations
- community services
- relation to employment centers
- proximity to various facilities & major traffic arteries
- topography - geography
- historical status

Special Topics

A. "Social Problems"

- crime
- juvenile delinquency

police
welfare
health problems
infant mortality
school dropouts and truancy
suicide

B. Labor Force

employment by industries
employment by occupations
unemployment

C. Minority Groups

as a cross-classificatory variable - Negroes
as a cross-classificatory variable other than Negroes
restrictions in housing market to minority groups (due
to bias and/or financial resources)

D. Causes of Blight

E. Code Enforcement Patterns and Violations

F. Commuting Patterns

G. Attitudinal Data and Social Surveys

H. Schools and Education

Housing Studies

The data listed above will be used to complete the following studies:

1. Market Analysis (demand/supply plus regional and
national trends)
2. Neighborhood Studies
3. Identification of sub-standard and deteriorating
structures (to up-date 1969 Housing Survey)
4. Available Housing Sites

Study of Housing Programs

All private, local, State and Federal housing programs re the living
environment will be catalogued and studied. This will include funding,
taxing, housing authorities, redevelopment, code enforcement, open
housing ordinances, occupancy permits, construction technology, and
demonstration projects.

Completion of Code Revision

As discussed above, both the Zoning Code and Subdivision Code are to be revised. The intent is to make possible the implementation of the General Plan, to create simpler and more flexible documents, and to make them user-oriented.

Also to undergo revision will be the Building Codes. All State Uniform Codes will be studied and adopted in the Winter, 1971. Careful study will be given the need for any exceptions to these Codes.

Services Bureau

The Building and Code (Building, Zoning and Fire) Inspection Services have been incorporated into one coordinated unit for the past three years. Further review of the procedures of the Bureau will be completed by Fall, 1971. The Bureau may undergo various changes, if necessary, to perform more efficiently and effectively.

Revision

Annual review and revision of the Housing Element will be incorporated into the annual review and revision of the total General Plan procedure.

IMPLEMENTATION

1. Past and Present Implementation

Neighborhood Stabilization

Stabilization of the City's neighborhoods was identified in the City 1970-71 Budget message as a major goal for the community. A program was outlined which included:

- a. Establishment of neighborhood interracial organizations.
- b. Good communications between City and these organizations.
- c. City minority awareness training program (six full sessions now completed).
- d. Adequate city services and enforcement in neighborhoods undergoing change. City currently using building, zoning, and "purple cow" ordinances.
- e. Cooperation with community groups.
- f. Cooperation and communication with Colleges Black and Brown Studies Students.
- g. Active support for open housing. Any discrimination referrals to be assisted by Human Resources Coordinator.

Code Enforcement

The City has conducted a successful Code enforcement program on exterior conditions and such interior conditions as were brought to attention. The City's Codes are effective but procedurally slow to get rid of building violations, junk, disabled cars, and weeds. Staff time is limited.

Rehabilitation

Action has been taken by the Department of Planning and Community Development to have nine structures rehabilitated since the Rehabilitation Appeals Board was established. Since the Housing Survey was completed in 1969 a total of 6 of the deteriorating residences, 2 deteriorating accessory buildings and 1 substandard accessory building have been removed. None of the substandard residences has yet been removed as they are occupied. Action will be initiated on these in the next few months.

Recent Housing Construction

Housing construction in the past year has had great variety: 241 multiple units, 43 planned units, 27 single units.

a. Low and Moderate Income Housing

150 FHA Section 236 interest subsidized rental housing units were completed in May, 1971. These are designed for families with incomes of approximately \$7,000 - 8,000. The units constitute approximately 2.2% of the total housing units in the City. Although not yet filled, the tenants tend to have previously lived in the region but not in Claremont.

b. Other Apartment Units

Other recent apartment units include: (1) 75 one and two-bedroom units for young adults in the \$8,000 and up income category, and (2) 16 units for retired persons in one of the retirement complexes.

c. Condominium-type

43 planned single family units were completed in a hillside development. These are priced for small families in the \$15,000 and up income range.

d. Other Single Family Units

Some 27 other single family homes were constructed during the year. These were both tract and custom homes, generally costing about \$40,000 or more or for incomes of \$16,000 or more.

Human Resources Coordinator

The Human Resources Coordinator has been actively involved with minority youth, and with various neighborhood groups, and complaints such as park overcrowding, youth programs, and possible block-busting attempts. The City, through the Human Resources Coordinator, the Director of Planning and Community Development, and personal Council and staff interest, has exerted considerable effort to assist the neighborhood maintain its identity and stability. At the same time many programs initiated cross the artificial city boundaries and involve youth in the City of Pomona since the City of Pomona does not have adequate recreation facilities nearby.

Architectural Review

Claremont's Architectural Commission (created in 1958) reviews all plans for multiple family and condominium units and the Historical Claremont District. It will also review all units developed under the Residential Unit Development Ordinance.

2. Future Possible Implementation Programs

For Immediate Implementation

Establish an ad hoc Citizens Housing Task Force to review, study and make recommendations during the analysis and plan formulation of the Housing Element.

Future Implementation

The following programs are tentatively presented as possible methods of achieving the objectives stated above:

a. Enact an Open Housing Ordinance or endorse State or Federal laws.

- b. Adopt policy on phasing and orderly growth and development patterns on which to base zoning and development requests.
- c. Assign the responsibility to the Department of Planning and Community Development to coordinate all housing programs and studies; to provide all types of information, education, and assistance regarding housing (availability, financing, rehabilitation, discrimination, etc.); to serve as liaison with other agencies and to maintain an inventory of groups and agencies concerned with housing; to investigate programs of financial assistance. (an additional full or half position to begin will be necessary.)
- d. Create a Neighborhood Conservation Program.

Total program to deal with Rehabilitation and Maintenance of neighborhoods; "monitoring system", or surveillance of all neighborhoods, code enforcement, work with neighborhood groups, educational programs, information on financial programs, study of new ordinances which might assist maintenance.

- e. Promote establishment of Regional Housing Committee in Pomona Valley. This would be a technical committee to share information and develop regional approach to housing problems.
- f. Increase rehabilitation action to demolish all sub-standard structures. The City should remove or rehabilitate all the structures it owns in the vicinity of the City Yard.
- g. Establish City Housing Authority or contract with the County Housing Authority to develop a Section 23 leased housing program. If County, the community must develop set of criteria for use in Claremont to meet special needs.
- h. Encourage and assist private sponsors to undertake demonstration housing projects of an innovative nature, especially within established neighborhoods, meeting the criteria set forth in Objectives and Strategies.
- i. Write and/or lobby for tax reform legislation which supports various housing objectives.

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U.C. BERKELEY LIBRARIES



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